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estate agents & chartered surveyors

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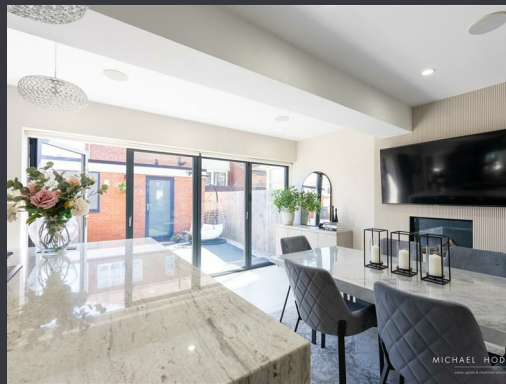
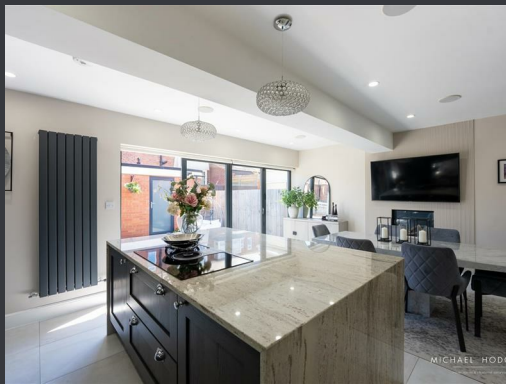
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# DYKELANDS ROAD, SUNDERLAND £425,000

We are delighted to bring to the market this exceptionally well appointed and greatly extended 4 bed double fronted semi detached house that is arguably the finest of its kind in the Seaburn area having been meticulously improved and extended by the current owners and will not fail to impress all who view. The property is situated in an enviable position on Dykelands Road in Seaburn offering convenient access to the seafront and its beautiful beaches, coastline and amenities as well as offering easy access to Sunderland city centre and Sea Road. The property boasts stylish and contemporary decor, gas central heating, double glazing, a fantastic open plan kitchen / dining / family room with bifold doors that open out to the garden, superb bathroom and en suite shower room plus many extras of note. Internally the generous yet versatile living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining Room, Utility, WC and to the First Floor, Landing, 3 Bedrooms, Family bathroom and an En Suite Shower Room to the Master Bedroom, There is a 4th Bedroom to the Second Floor Loft Space. Externally the property is set on a lovely corner plot having a resin driveway providing off street parking to the front elevation and to the side and rear a resin patio with inset artificial grass lawn. There is also access to the garage. Viewing of this extremely rare to the market home is unreservedly recommended to fully appreciate the space, home and location on offer.

|                        |                                 |
|------------------------|---------------------------------|
| Semi Detached House    | Double Fronted                  |
| Living Room            | Kitchen / Dining / Sitting Room |
| Bathroom & Shower Room | Stunning Property               |
| Viewing Advised        | EPC Rating: TBC                 |



# DYKELANDS ROAD, SUNDERLAND

## £425,000

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### Entrance Hall

The entrance hall has a tiled floor, alarm control panel, walnut banister and hand rail with inset glass panels to the staircase, cupboard under the stairs.

### Living Room

17'8" to bay x 9'2"

The living room has a double glazed bay window to the front elevation, contemporary radiator, inset modern electric fire with space above for a high level TV above.

### Sitting Room

13'6" to bay x 11'9"

The sitting room has a double glazed bay window to the front elevation, contemporary radiator, opening to the kitchen / dining room.

### Kitchen / Dining Room

19'4" max x 17'5" max

An open plan kitchen/dining room having bi folding doors to the rear garden, tiled floor, recessed spot lighting, 2 contemporary radiators, inset modern electric fire, provision for a high level TV.

The kitchen has a range of floor and wall units, granite worktops, sink with mixer tap, full height fridge/freezer, electric oven, integrated microwave, there is a central island with breakfast bar, granite worktops, hob with integrated extractor.

### Utility

6'2" x 9'7"

The utility has a range of wall and floor units, tiled floor, 2 double glazed windows, sink with mixer tap, integrated dishwasher, plumbed for washer.

### WC

Suite comprising of a low level WC, towel radiator, radiator, tiled floor, double glazed window, recessed spot lighting, wash hand basin with mixer tap sat on a vanity unit.

### First Floor

Landing, walnut hand rail and bannister with inset glass panels to the staircase, double glazed window to the front elevation, contemporary radiator.

### Bedroom 1

18'7" max x 9'2" max

Double glazed bay window to the front elevation, double radiator, double glazed french doors opening to a Juliet balcony, contemporary radiator, recessed spot lighting.

### Dressing Room/Wardrobe

Walk in dressing room/wardrobe, double glazed window, recessed spot lighting.

### Shower Room

Wet room style shower room having tiled walls and floor, rainfall style shower head and an additional shower attachment, double glazed window, extractor.

### Bedroom 2

9'5" x 13'11" to bay

Front facing, double glazed bay window, contemporary radiator, 2 inset fitted wardrobes.

### Bedroom 3

7'3" x 12'5" to bay

Rear facing, double glazed bay window, range of fitted wardrobes, fitted window seat.

### Bathroom

Contemporary white suite comprising of a wall hung low level WC, wash hand basin with mixer tap on floating shelving, towel radiator, double glazed window, freestanding slipper bath with mixer tap and shower attachment, recessed spot lighting, extractor, tiled walls and floor, double glazed window.

### Second Floor

stairs up from first floor landing

### Bedroom 4

11'10" x 12'1"

T fall roof in part, velux style window, 2 radiators, storage under the eaves, recessed spot lighting.

### Externally

Externally the property is set on a lovely corner plot having a resin driveway providing off street parking to the front elevation and to the side and rear a resin patio with inset artificial grass lawn. There is also access to the garage.

### Garage

Single garage accessed via an electric roller shutter

### COUNCIL TAX

The Council Tax Band is Band C.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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